



369 Heysham Road,
Heysham, Morecambe,
LA3 2RP

369, Heysham Road, Heysham, Morecambe

The property at a glance

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- Stunning Detached Family Residence with Three Double Bedrooms
- Two Reception Rooms or One plus Home Office or Additional Bedroom
- Fantastic, Open Plan Kitchen, Dining, Living Room
- Useful Utility Room & Ground Floor WC
- Generous Driveway & Detached Double Garage (18'2 x 17'7)
- Delightful, Privately Enclosed Rear Garden
- Beautiful Sea Views to Front from the First Floor
- Freehold
- Council tax band E
- EPC Rating D



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£450,000

Get to know the property

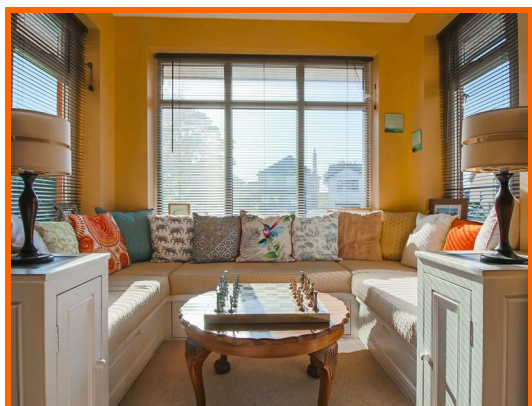
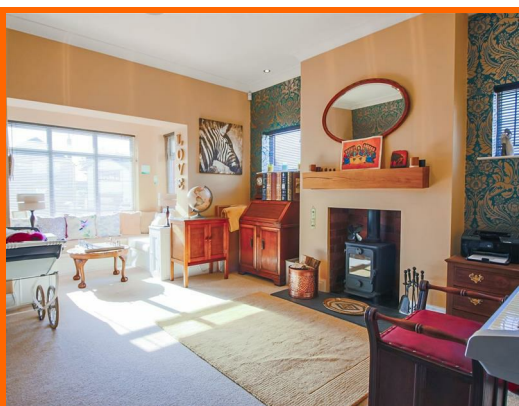


Are you seeking a fabulous detached family home located a short walk from the sea front and amenities? Then look no further, this is the stunning residence for you; boasting fantastic living space, three double bedrooms, a delightful garden, generous driveway and double garage - everything you could want and more!

Having been extended to the rear, this stunning home offers generously proportioned accommodation to the ground floor which is perfect for the modern family and hosting guests. Entrance is from the side elevation into the welcoming hallway with its charming twisted iron balustrade staircase leading to the first floor and useful under stairs storage cupboard. From the hallway there is access to the two reception rooms; a bay fronted lounge and a separate sitting room with feature log burner and box seat window with ample storage. The sitting room is currently used as a library and music room but would alternatively lend itself to a home office, games/play room or additional bedroom.

The third door leading off from the hallway opens to the open plan kitchen/dining/living space; a superb family hub which is also a great space for entertaining guests. The bright kitchen enjoys views of the garden and is filled with light from two skylight windows and offers a range of wall and base units in a light wood effect with granite effect worktops, space for cooker, integrated fridge freezer and plumbing for dishwasher. Adjacent to the kitchen area is a great family room/sitting space which in turn is open to the dining area, with floor to ceiling windows to two elevations and patio doors opening out to the rear garden.

Further rooms to the ground floor include a useful utility room with plumbing for washing machine and space for dryer, plus a WC/cloak room.





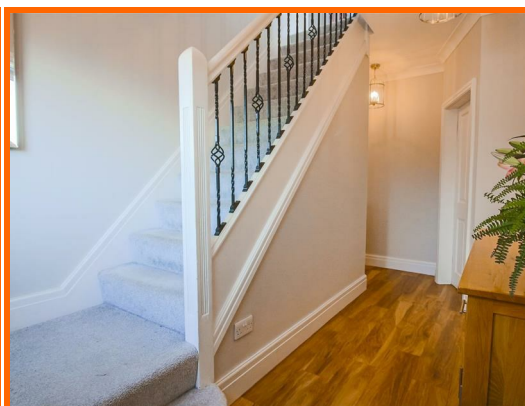
To the first floor there are three double bedrooms each with dual-aspect windows. From the front bedrooms there are beautiful sea and sunset views across Morecambe Bay towards the Lakeland fells beyond. The sleek, contemporary bathroom offers a four-piece suite comprising of bath with wall mounted waterfall style tap, bidet-toilet combo, hand wash basin and walk in dual shower with digital temperature control. The bathroom also features underfloor heating with storage provided by custom-made rustic floating shelves. From the first floor landing there is hatch access to the loft space, the majority of which is boarded - ideal for storage. From the front bedrooms there are beautiful sea views across Morecambe Bay towards the Lakeland fells beyond.

Further benefits to the property include a security alarm system, double glazing and gas central heating throughout, and externally a double gated, picture frame driveway providing off road parking for several vehicles, plus a detached double garage (18'2 x 17'7) to the rear with two up and over doors. Also to the rear elevation is a stunning garden which is not overlooked, providing a private outdoor space for alfresco dining and seating, with a paved patio area and a lawned area.

Situated a short walk from the sea front and local amenities including local shops, cafes and primary schools. Heysham village, the ruins of St Patrick's Chapel dating back to the 8th century, the Cliff footpath, and National Trust Heysham Barrows nature reserve are also nearby, making this an all round sought after location. Transport links include regular bus services and The Bay Gateway link road which provides swift access to the M6 motorway and meaning areas further afield including The Lake District & Yorkshire Dales are also within easy reach.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



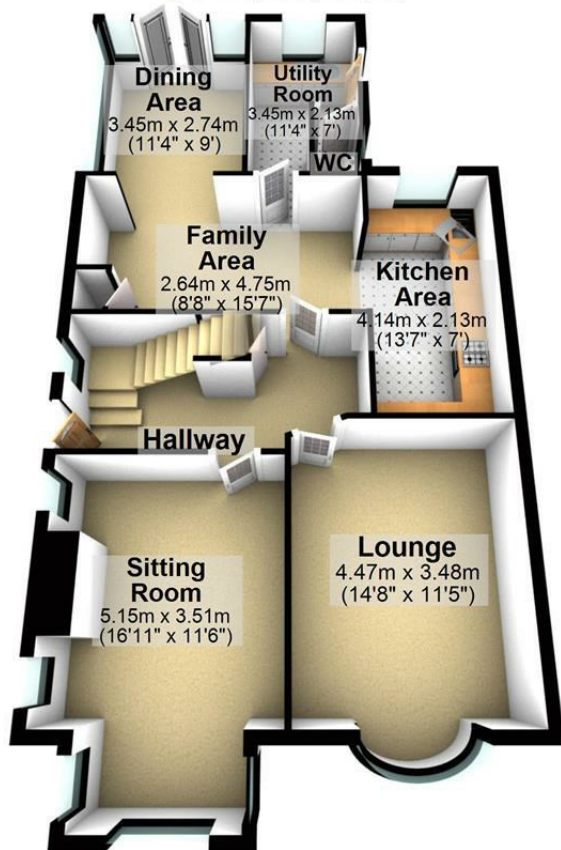
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Ground Floor

Approx. 83.4 sq. metres (898.0 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 138.0 sq. metres (1485.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

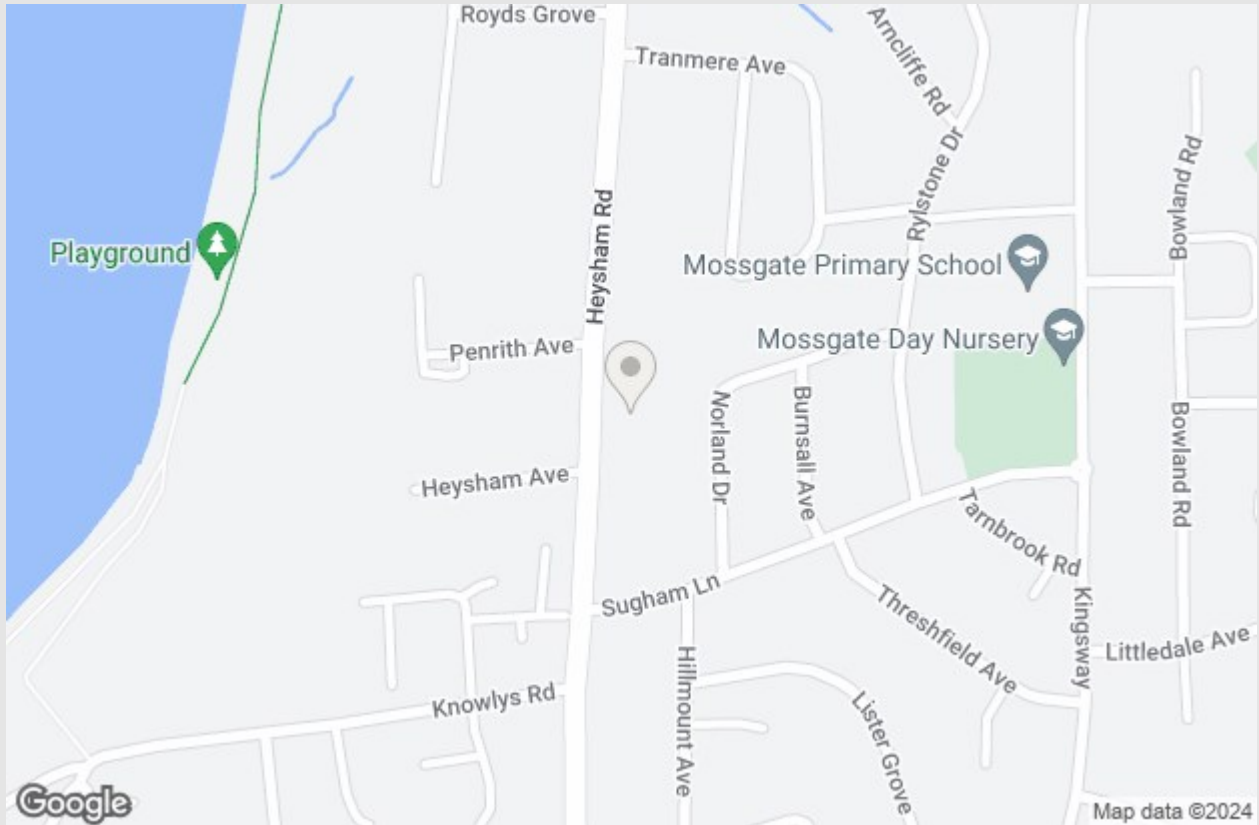
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	